



City of Atascadero Community Development Department

PUBLIC INFORMATION - BUILDING SERVICES

Community Development Department 6907 El Camino Real Atascadero, CA 93422 (805) 461-5035 fax (805) 461-7612

RENTAL HOUSING LANDLORD AND TENANT RIGHTS AND RESPONSIBILITIES

The City of Atascadero is committed to ensuring that safe housing is provided for all residents. The State of California sets minimum standards for residential housing. In addition, the State prescribes rights and responsibilities for both landlords and tenants. This handout is intended to provide a brief summary of information to landlords and tenants to assist in assuring that rental housing in Atascadero is safe, suitably maintained, and approved for habitation.

All housing units in our State, whether owner occupied, or tenant occupied, must be approved for residential use. The approved use of any building can be verified by filing a free “public records request” at the City of Atascadero Permit Center located at 6907 El Camino Real, or you may call (805) 461-5035. Once received, City staff will compile all requested records and contact you for review. Permit records usually verify whether a structure is approved for residential use. For structures built prior to 1961, a copy of the residential building record, obtained at the County Assessor’s office, will assist in verifying occupancy status.

The following resources provide additional housing information:

- **All housing units California must also be adequately maintained. A list of conditions that create “substandard” deficiencies can be found in the California Health and Safety Code at:**
<http://law.onecle.com/california/health/17920.3.html>
- **California Tenants: A guide to residential tenants’ and landlords’ rights and responsibilities can be located at:**
<http://www.dca.ca.gov/publications/landlordbook/index.shtml> or call (800) 952-5210.
- **Mold in my home – What do I do?:**
http://www.cdph.ca.gov/programs/IAQ/Documents/MIMH_2006-06_2009-03rev6p.doc
- **City of Atascadero Code Violation Complaint Form:**
http://www.atascadero.org/files/CD/Code_Violation_Form_1206.pdf

If anyone suspects a residential unit is either unpermitted or has substandard conditions, you may fill out a City of Atascadero Violation Complaint form, and an inspector will visit your site and conduct a housing inspection.

Once a completed, signed complaint form is received, the City will:

- Conduct a site investigation and note any violations of building and zoning codes.
- Attempt to seek voluntary compliance with violations that do not pose immediate life and safety danger.
- Actively pursue compliance through administrative, civil or criminal remedies when voluntary compliance is not obtained through voluntary means.
- Coordinate with other agencies for cross-jurisdictional violations.
- Seek reimbursement for all costs to the City associated with abatement.

Please understand that depending on the severity of the conditions, the City may be required to post a unit non-habitable. If a unit is posted non-habitable, the unit will be ordered vacated until all substandard conditions are abated and the unit is approved as a legal, habitable residential unit.

Pursuant to Section 17975 of the Health and Safety Code, if a tenant is displaced from a rental unit because of its permit status, substandard conditions, demolition or removal of the unit, or because of a condominium conversion or other land use changes, the tenant and property owner will be informed of the following:

If a tenant is displaced or subject to displacement from a residential rental unit as a result of an order to vacate or an order requiring the vacation of a residential unit by a local enforcement agency as a result of a violation so extensive and of such a nature that the immediate health and safety of the residents is endangered, shall be entitled to receive the relocation benefits as specified in this article. The local enforcement agency shall determine the eligibility of tenants for benefits pursuant to this article.

The relocation payment shall be made available by the owner or designated agent to the tenant in each residential unit and shall be a sum equal to two months of the established fair market rent for the area as determined by the Department of Housing and Urban Development pursuant Section 1437f of Title 42 of the United States Code. In addition, the relocation payment shall include an amount, as determined by the local enforcement agency, sufficient for utility service deposits.

Any owner or designated agent who does not make timely payment as specified in Section 17975.1 shall be liable to the tenant for an amount equal to 1 ½ times the relocation benefits payable pursuant to Section 17975.2.

Health and Safety Code 17975 - 17975.10:

<http://law.justia.com/california/codes/2009/hsc/17975-17975.10.html>

Established fair market rent:

<http://www.huduser.org/datasets/fmr/fmrs/index.asp?data=fmr07>

If you do not have access to the internet, please visit the Atascadero Public Library at 6850 Morro Rd. (805) 461-6161

Please feel free to contact Building Services at 461-5035 if you have questions regarding this information.



San Luis Obispo County Chapter
225 Prado Rd, Suite A
San Luis Obispo, CA93401
(805) 543-0696
www.slo-redcross.org

Agency Referral List

For additional referrals, please contact:

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Animals Services, SLO county	781-4400
ARC, Santa Maria	928-0778
Cal Poly	756-1111
Catholic Charities	541-9110
Child Support Services	781-5734
Community Counseling Center	543-7969
Drug and Alcohol Services	781-4275
CAPSLO	544-4355
Childcare	541-2272
Health Services Clinic	544-2478
Homeless Outreach	473-8210
Prado Day Center	786-0617
Family Care Services Network	800-781-3535
Grass Roots	544-2333
Greyhound Bus Depot	800-231-2222
Homeless Shelter	781-3993
Hospice	544-2266
Housing Authority	
City of SLO	543-4478
City of Paso Robles	238-4015
Housing Dept.	549-3373
Mental Health	800-838-1381
Atascadero	461-6060
San Luis Obispo	781-4700
South County	473-7060

People's Self Help Housing	781-3088
Prado Day Center	786-0617
Public Health Dept.	
Atascadero	461-6050
Grover Beach	473-7050
San Luis Obispo	781-5500
Paso Robles	237-3050
Regional Transit Authority	
Bus Info	541-2228
Runabout	541-2544
South County	481-7801
Salvation Army	544-2401
Social Services, Dept. of	
Arroyo Grande	474-2000
Atascadero	461-6000
Nipomo	931-1800
Paso Robles	237-3110
San Luis Obispo	781-1600
United Blood Bank	543-4290
United Way NHN	541-1234
Western Union	800-325-6000
Women's Shelter	
Atascadero	461-1338
San Luis Obispo	781-6401

